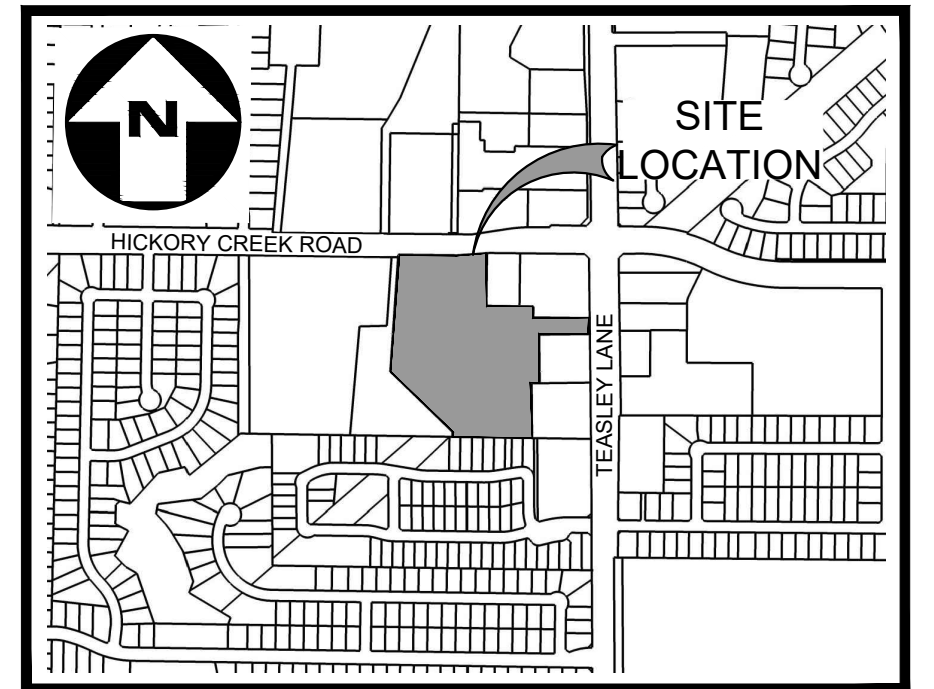
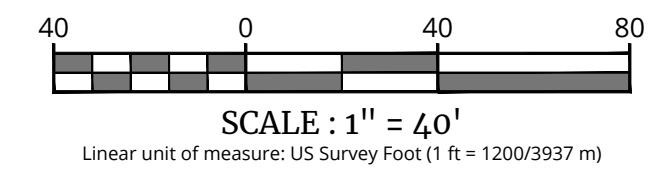


DEVELOPER:
LUXURY STORAGE CONDOMINIUMS, LLC
1400 DALLAS DRIVE
DENTON, TX 76205

ENGINEER:
MICHAEL DOGGET, P. E.
ANIMAS ENGINEERING
TEL: 214.803.1099
FIRM: TX F-26500

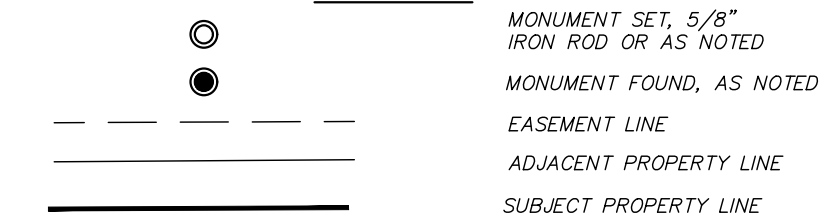
SURVEYOR:
COLLIERS ENGINEERING AND DESIGN
2011 E KIRKWOOD BLVD
SOUTHLAKE, TEXAS
TEL: 214.613.1204
FIRM REGISTRATION No. 10194550



PURPOSE STATEMENT

THE PURPOSE OF THIS FINAL PLAT IS TO CREATE ONE LOT, BEING LOT 1, BLOCK A OF LUXURY STORAGE CONDOMINIUMS AND TO ESTABLISH AND DEDICATE A CERTAIN EASEMENTS.

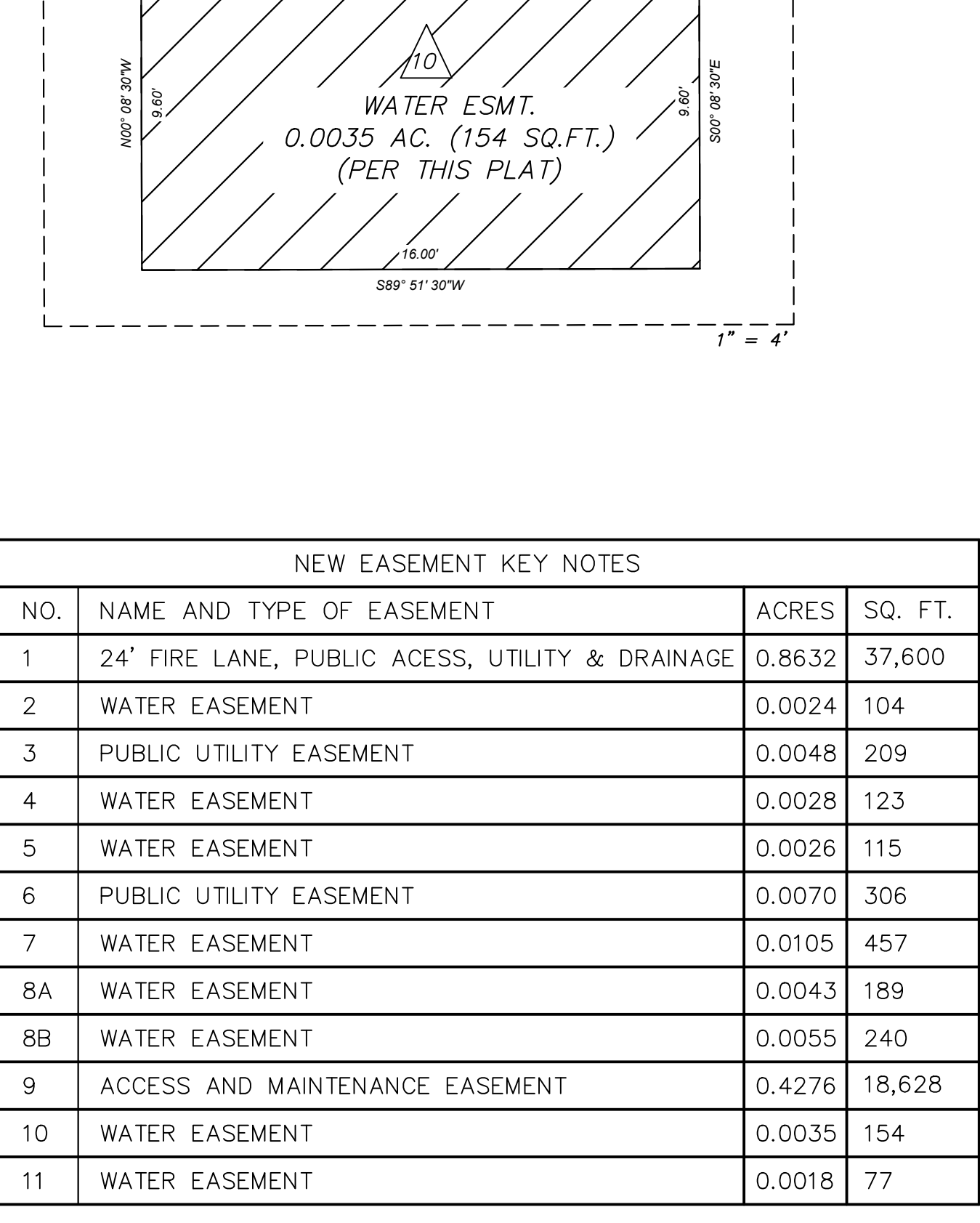
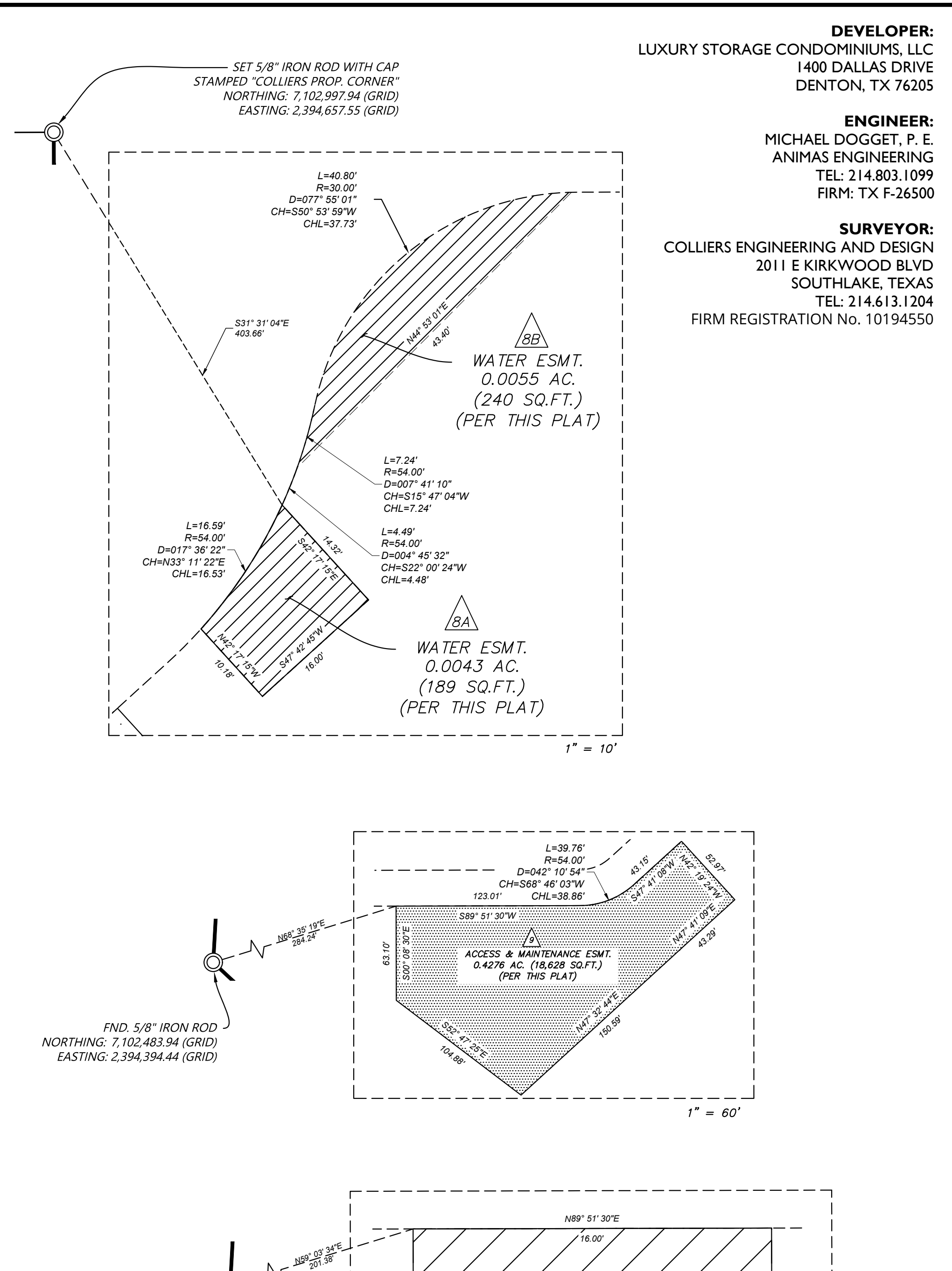
LEGEND



ABBREVIATIONS

P.O.B. = POINT OF BEGINNING
F.M.N. = FOUND MAGNAIL, AS NOTED
F.X.C. = FOUND "X" CUT
S.M.N. = SET MAGNAIL WITH WASHER STAMPED "COLLIERS PROS CORP"
D.C. NO. = DOCUMENT NUMBER
S.I.R. = S.I.G. IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROS CORP"
O.P.R.D.C.T.X. = OFFICIAL PUBLIC RECORDS OF DENTON COUNTY TEXAS
P.O.C.T.X. = PLAT RECORDS OF DENTON COUNTY TEXAS
E.S.M.T. = EASEMENT
R.O.W. = RIGHT-OF-WAY
INST. NO. = INSTRUMENT NUMBER
F.I.R. = FOUND IRON ROD, AS NOTED

<div style="border: 1px solid black; padding: 5px; margin: 0 auto; width: 150px;">Colliers</div> <div style="text-align: center; margin-top: 10px;">Engineering & Design</div> <div style="text-align: center; margin-top: 10px;">www.colliersengineering.com</div> <div style="font-size: 0.8em; margin-top: 5px;">Copyright © 2015, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.</div>									
Doing Business as					<div style="display: inline-block; text-align: center;"> MASER <small>CONSULTING</small></div>				
<div style="text-align: center;"> Call before you dig <small>1-800-4-A-DIG</small></div>			<div style="text-align: center;">PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE</div>						
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM									
<div style="margin-bottom: 10px;">FINAL PLAT OF LOT 1, BLOCK A LUXURY STORAGE CONDOMINIUMS</div> <div style="margin-bottom: 10px;">BEING 9.405 ACRE TRACT SITUATED IN THE S.A. VENTERS SURVEY, ABSTRACT NO. 1315</div> <div style="margin-bottom: 10px;">CITY OF DENTON, DENTON COUNTY, TEXAS</div> <div>PROJECT NO. FP25-0020</div>									
<div style="display: flex; justify-content: space-between; align-items: center;"><div style="text-align: center;"><div style="border: 1px solid black; padding: 2px; margin: 0 auto; width: 100px;">Colliers</div><div style="margin-top: 5px;">Engineering & Design</div></div><div style="text-align: center;">FORT WORTH 2011 KIRKWOOD BLVD Suite 120 SOUTHPLAKE, TX 76092 Phone: 214.613.1204</div><div style="text-align: center; font-size: 0.8em; margin-top: 5px;">COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING</div></div>									
SCALE: 1" = 40'		DATE: 06/24/2025		DRAWN BY: EJ		CHECKED BY: AH, MD			
PROJECT NUMBER: 24013043A				DRAWING NAME: FINAL PLAT- 24013043A					
PLAT									
SHEET NUMBER: <div style="display: flex; justify-content: space-around; width: 100%;">1of3</div>									



NEW EASEMENT KEY NOTES			
NO.	NAME AND TYPE OF EASEMENT	ACRES	SQ. FT.
1	24' FIRE LANE, PUBLIC ACCESS, UTILITY & DRAINAGE	0.8632	37,600
2	WATER EASEMENT	0.0024	104
3	PUBLIC UTILITY EASEMENT	0.0048	209
4	WATER EASEMENT	0.0028	123
5	WATER EASEMENT	0.0026	115
6	PUBLIC UTILITY EASEMENT	0.0070	306
7	WATER EASEMENT	0.0105	457
8A	WATER EASEMENT	0.0043	189
8B	WATER EASEMENT	0.0055	240
9	ACCESS AND MAINTENANCE EASEMENT	0.4276	18,628
10	WATER EASEMENT	0.0035	154
11	WATER EASEMENT	0.0018	77

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

[illegible]

